

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Action Minutes

Page 1

May 21, 2018

**TOWN COUNCIL – REGULAR MEETING
COUNCIL CHAMBERS – SOUTH WINDSOR TOWN HALL**

1. Call Meeting to Order

Mayor Anwar called the Regular Meeting to order at 7:00 p.m.

4. Roll Call

Members Present: Mayor M. Saud Anwar
Deputy Mayor Andy Paterna
Councilor Audrey Delnicki (appointed at 7:05 p.m.)
Councilor Jeffrey Glickman
Councilor Mary Justine Hockenberry
Councilor Lisa Maneeley (left the meeting at 9:45 p.m.)
Councilor Liz Pendleton
Councilor Matthew Riley
Councilor Janice Snyder

Members Absent: Councilor Liz Pendleton

Others Present: Vanessa Perry, Assistant Town Manager
Morris Borea, Town Attorney (arrived at 8:07 p.m.)

7. Adoption of Minutes of Previous Meetings

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Special Meeting of May 2, 2018.

Was made by Councilor Hockenberry
Seconded by Mayor Anwar

Councilor Riley requested that it be noted that he recused himself from 4A.

Mayor Anwar called for a vote on the amended minutes, the motion passed on a roll call vote of 7 to 0 with Councilor Delnicki abstaining.

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Regular Meeting of May 7, 2018.

(Resolution Continued on Next Page)

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Action Minutes

Page 2

May 21, 2018

ITEM:

7. Adoption of Minutes of Previous Meetings (Continued)

Was made by Councilor Hockenberry
Seconded by Councilor Snyder
The motion was approved, unanimously

13. Consent Agenda

Motion to approve Agenda Items 14. A. (*) through 14. C. (*) as the Consent Agenda.

Was made by Councilor Delnicki
Seconded by Mayor Anwar
The motion was approved, unanimously.

14. Unfinished Business

***A. Resolution Appointing Michael LeBlanc (R) an Alternate to the Park and Recreation Commission**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Michael LeBlanc (R) an Alternate to the Park and Recreation Commission for a term ending December 31, 2021 to fill the expired term of Daniel Van Horn.

(Approved by Consent Agenda)

***B. Resolution Appointing Christine Shafer (R) to the Human Relations Commission**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Christine Shafer (R) to the Human Relations Commission for a term ending November 30, 2018 to fill the expired term of Richard Stahr.

(Approved by Consent Agenda)

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Action Minutes

Page 3

May 21, 2018

ITEM:

14. Unfinished Business (Continued)

***C. Resolution Appointing Carolyn Mirek (R) to the Mass Transit and Highway Advisory Commission**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Carolyn Mirek (R) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2019 to fill the unexpired term of Mark Peterson.

(Approved by Consent Agenda)

D. Resolution Appointing a Rate Maker for Fiscal Year 2018/2019

BE IT RESOLVED that the South Windsor Town Council hereby appoints Matthew B. Galligan, Town Manager, as Rate Maker for Fiscal Year 2018/2019.

Was made by Deputy Mayor Paterna
Seconded by Mayor Anwar
The motion was approved, unanimously.

15. New Business

A. Resolution Accepting the Resignation of Audrey Delnicki (R) from the Inland Wetlands Agency/Conservation Commission

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of Audrey Delnicki (R) from the Inland Wetlands Agency/Conservation Commission, said resignation to be effective immediately; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Audrey Delnicki for the time she has dedicated to serving her community by her membership on the Inland Wetlands Agency/Conservation Commission.

Was made by Councilor Snyder
Seconded by Councilor Riley
The motion passed by a roll call vote of 7 to 0 with Councilor Delnicki abstaining.

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Action Minutes

Page 4

May 21, 2018

ITEM:

15. New Business (*Continued*)

Councilor Glickman recused himself from Item 14. B.

B. Resolution Creating a Committee to Oversee and Strengthen South Windsor's Before and After School Care Programs

WHEREAS, the South Windsor Parks and Recreation Department operates the 4th "R" Program which provides recreation experiences for South Windsor students; and

WHEREAS, the popularity of the program has resulted in an increased demand and insufficient space to meet said demand; and

WHEREAS, the Town of South Windsor recognizes the benefits and needs of this type of program; and

WHEREAS, the Parks and Recreation Department has determined that a town-wide solution is necessary including potential opportunities for new business startup (s) to provide these services; and

WHEREAS, the Town Council wishes to create a committee to study and make recommendations regarding the operation and expansion of this type of service

NOW, THEREFORE, BE IT RESOLVED that a committee be appointed by the Town Council to conduct said study and make said recommendations. The members of the committee will include to the maximum extent possible, if people are willing to serve, the following:

- The Town Manager or his designee, and one Assistant Town Manager;
- The Park and Recreation Director and another member of the department;
- Two parents with children currently enrolled in the 4th "R" Program;
- Two members of the Park and Recreation Commission (preferably one from each party);

(Resolution Continued on Next Page)

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Action Minutes

Page 5

May 21, 2018

ITEM:

15. B. (Continued)

- Two parents who have been on the waiting list for the 4th "R" Program for two years in a row;
- Two Board of Education administrative representatives;
- Two members of the Board of Education (one from each party);
- Two members of the Town Council (one from each party); and
- Two representatives from the South Windsor Day Care Business Community.

Was made by Deputy Mayor Paterna

Seconded by Mayor Anwar

The motion failed on a roll call vote of 3 to 4 with Mayor Anwar, Deputy Mayor Paterna, and Councilor Hockenberry voting in favor of approval; and Councilor Delnicki, Councilor Maneeley, Councilor Riley, and Councilor Snyder voting in opposition of approval.

C. Resolution Approving Offer of a Tax Assessment Agreement with Phoenix all Stars Training Facility S.T.A.R. Center

WHEREAS, A Request for Tax Abatement has been received from Phoenix All Stars Training Facility S.T.A.R. Center, the owner of property at 2075 John Fitch Boulevard, South Windsor, CT; and

WHEREAS, the Town of South Windsor's Tax Partnership Program established pursuant to Connecticut General Statutes Section 12-65b, is intended to encourage the development and expansion of quality businesses in Town through tax and other economic incentives, and is designed to retain and attract businesses that will generate substantial additional tax revenues and employment opportunities for the Town while providing quality goods and services; and

WHEREAS, the Town Manager recommends, pursuant to said program, that a tax assessment agreement be offered to Phoenix All Stars Training Facility S.T.A.R. Center as an incentive to invest an estimated \$2,100,000 in total costs, including construction of a new building in South Windsor (the land and building improvements collectively referred to as the "Real Property")

(Resolution Continued on Next Page)

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Action Minutes

Page 6

May 21, 2018

ITEM:

15. C. (Continued)

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Phoenix All Stars Training Facility S.T.A.R. Center reducing the amount of the estimated real property assessment of the Real Property by 50% for a period of five (5) years with an estimated tax benefit reduction of \$27,871 annually, commencing with the Grand List following the date the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town revaluation, the new assessment value of the Real Property shall be reduced by the percentage applicable to the year within the five (5) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to Phoenix All Stars Training Facility S.T.A.R. Center is conditioned upon Phoenix All Stars Training Facility S.T.A.R. Center (1) meeting the estimated \$2,100,000 construction cost figure and agreeing to the estimated assessment figure; and (2) continuing to pay the real estate taxes on the Facility for a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if Phoenix all Stars Training Facility S.T.A.R. Center fails to meet either of these conditions, Phoenix All Stars Training Facility S.T.A.R. Center shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon Phoenix All Stars Training Facility S.T.A.R. Center execution of a written agreement reflecting the terms set forth in the resolution and such other terms as the Town may require.

Was made by Councilor Riley
Seconded by Mayor Anwar
The motion was approved, unanimously

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Action Minutes

Page 7

May 21, 2018

ITEM:

15. New Business (Continued)

G. Resolution Approving a Refund of Property Taxes to Fifty-Seven (57) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to fifty-seven (57) South Windsor Taxpayers, the total of said refunds being \$22,553.09.

Was made by Councilor Glickman
Seconded by Councilor Riley
The motion was approved, unanimously

H. Resolution Approving the Transfer of \$385,000 from the Capital and Non-Recurring Expenditure Account to the General Fund Transfer In Revenue Account

BE IT RESOLVED that the South Windsor Town Council having conducted the required Public Hearing at 9:00 p.m. on May 21, 2018, hereby approves the transfer of \$385,000 from the Capital and Non-Recurring Expenditure Account to the General Fund Transfer In Revenue Account to cover the costs associated with the installation of four (4) portable classrooms at Pleasant Valley Elementary School.

Was made by Councilor Hockenberry
Seconded by Mayor Anwar
The motion was approved, unanimously

16. Passage of Ordinance

A. Resolution Adopting an Amendment to Ordinance #218 – Health and Sanitation

BE IT RESOLVED that the South Windsor Town Council hereby adopts an Amendment to Ordinance #218 – Health and Sanitation.

(Passage of Ordinance Continued on Next Page)

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Action Minutes

Page 8

May 21, 2018

ITEM:

16. Passage of Ordinance (Continued)

Was made by Councilor Riley
Seconded by Councilor Snyder
The motion was approved, unanimously

B. Resolution Adopting the Establishment of a South Windsor Volunteer Fire Tax Abatement Ordinance

BE IT RESOLVED that the South Windsor Town Council hereby adopts the Establishment of a South Windsor Volunteer Fire Tax Abatement Ordinance.

Was made by Deputy Mayor Paterna
Seconded by Mayor Anwar
The motion was approved, unanimously.

19. Executive Session

At 10:05 p.m. Deputy Mayor Paterna made a motion to go into Executive Session to discuss pending claims and litigation. Mayor Anwar seconded the motion; and it was approved, unanimously.


The following individuals went into Executive Session: Mayor Anwar, Deputy Mayor Paterna, Councilor Delnicki, Councilor Glickman, Councilor Hockenberry, Councilor Riley, Councilor Snyder, Assistant Town Manager's Vanessa Perry and Scott Roberts, and Town Attorney Morris Borea.

At 10:30 p.m. Deputy Mayor Paterna made a motion to adjourn the Executive Session. Mayor Anwar seconded the motion; and it was approved, unanimously

20. Adjournment

At 10:31 p.m. Deputy Mayor Paterna made a motion to adjourn the Regular Meeting. Mayor Anwar seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council